



### **Berwick Avenue, Hayes, Middlesex, UB4 0NH**

This is an excellent 3 bedroom extended family house very well presented throughout with a large garden and feature detached Summer House. The property has gas central heating and double glazed windows, entrance hall, lounge, dining room, full width modern fitted kitchen extension. upstairs has 3 bedrooms (2 doubles have fitted wardrobes) and a refitted modern bathroom with a plumbed shower unit and loft space suitable for conversion stpp. Outside has an impressive 100' approx rear garden with a paved patio and well tended lawn + a feature timber built and insulated Summer House. You also have residence only gated vehicular access to the rear and an own drive-in to the front. Situated walking distance to Southall Broadway, Guru Nanak Temple with bus links to Hayes Town and Ealing, a choice of amenities and highly regarded schools. Approx half a mile from the A312/A40 dual carriageway linking Heathrow Airport and the M25/M4/A40 motorway links.

**Asking Price £549,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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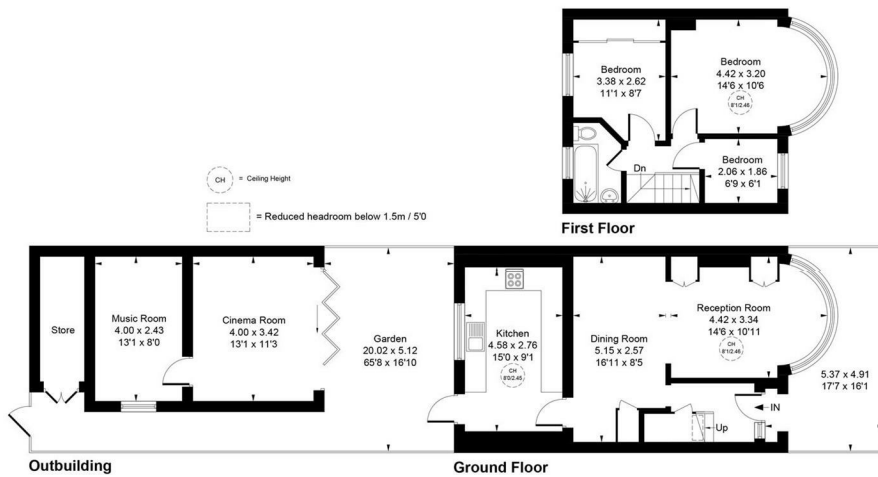


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floorplan

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft  
 Outbuilding (Including Store) = 30.8 sq m / 332 sq ft  
 Total = 109.2 sq m / 1176 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**

EU Directive  
2002/91/EC





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